



REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 Lakeside Drive, NELSON, BC V1L 5R4
 ph: 250-352-8165 fax: 250-352-9300 email: rdck@rdck.bc.ca

RDCK Planning File No. T2101I
Temporary Use Permit Application
Date: March 19, 2021

You are requested to comment on the attached Temporary Use Permit Application for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO April 23, 2021). If no response is received within that time, it will be assumed that your agency's interests are unaffected. This referral notice has also been provided to adjacent property owners within 100 metres (328 feet) or greater of the subject property for review and comment.

PURPOSE OF THE PERMIT:

To enable the use of the building as a private school for up to 30 students and to enable the same building to be used as place of worship for up to 80 congregants on weekends. The facility would also be used to host periodic evening events.

LEGAL DESCRIPTION & GENERAL LOCATION:

2016 Highway 3A
 THAT PART OF LOT 3 DISTRICT LOT 1239 KOOTENAY DISTRICT PLAN 857 LYING BETWEEN PLAN 857 AND RW PLAN 638D (PID 016-735-234)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
1.25 hectares	N/A	Comprehensive Development (CD1)	Comprehensive Development (CD)

APPLICANT/AGENT:

TSL Developments Limited c/o Jordan Bauer

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this Bylaw Amendment application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."

Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

Eileen Senyk

Eileen Senyk, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

TRANSPORTATION

- West Kootenay District Office, Nelson
- HABITAT BRANCH
- FRONT COUNTER BC (FLNRD)
- Nelson
- Cranbrook
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES

REGIONAL DISTRICT OF CENTRAL KOOTENAY

DIRECTORS FOR:

- A B C D E F G H I J K

ALTERNATIVE DIRECTORS FOR:

- A B C D E F G H I J K

- APC AREA I
- RDCK FIRE SERVICES

District Chief Nora Hannon – Kaslo, Balfour, Harrop, North Shore & Ymir
 District Chief George Hamm – Pass Creek, Ootischenia, Robson, Tarry's & Beasley
 District Chief Gord Ihlen – Crescent Valley, Passmore, Winlaw, Slocan & Blewett

- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH
- HBE Team, Nelson
- KOOTENAY LAKES PARTNERSHIP
(FORESHORE DEVELOPMENT PERMITS)
- SCHOOL DISTRICT NO. 20
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON
HYDRO, COLUMBIA POWER)

- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK RESOURCE RECOVERY
- RDCK REGIONAL PARKS

INSERT COMMENTS ON REVERSE . . .

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.








RESPONSE SUMMARY

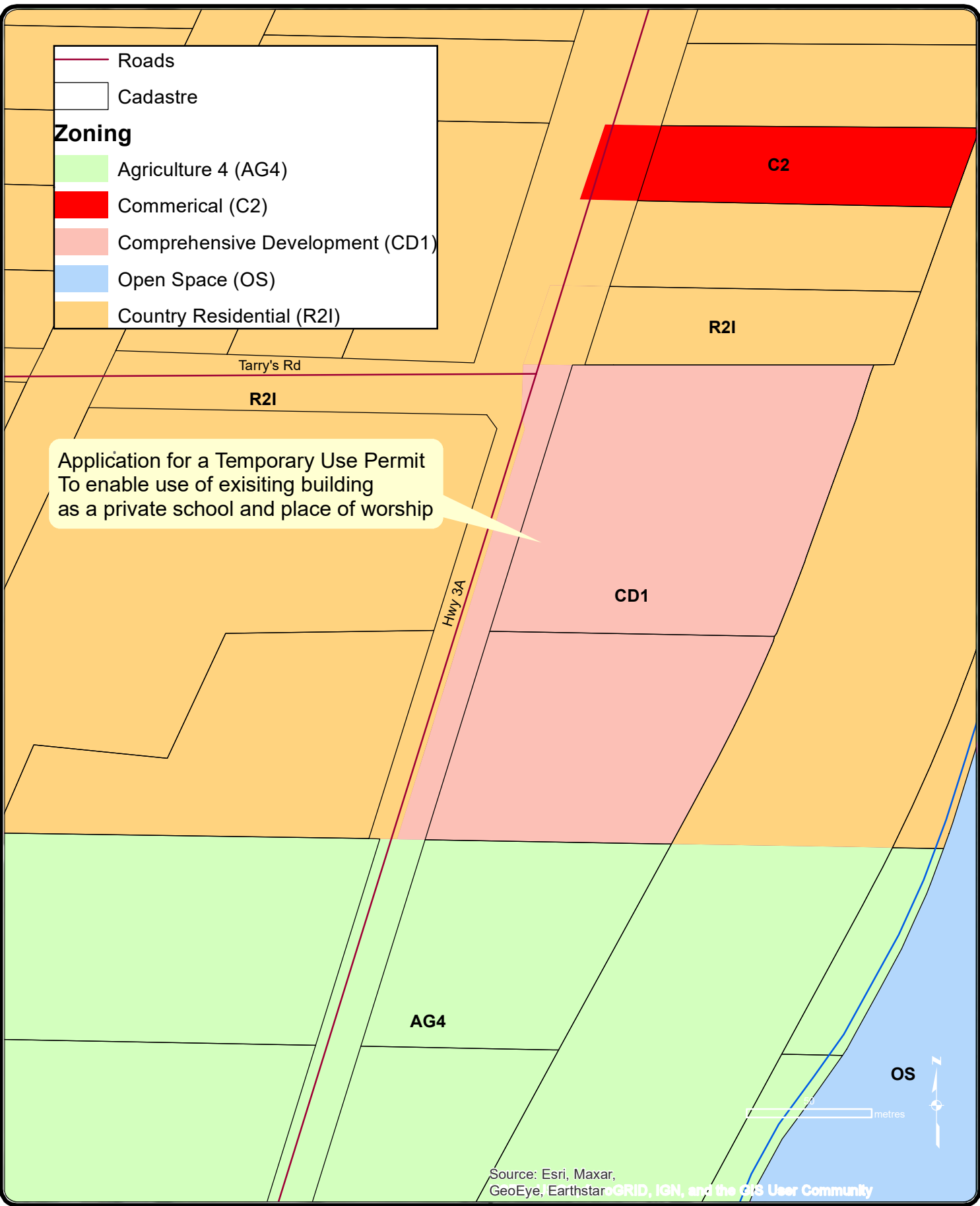
PLANNING FILE NO.: T2101I APPLICANT: TSL DEVELOPMENTS LTD

Name: Date:

Agency: Title:

**RETURN TO: EILEEN SENYK, PLANNER
DEVELOPMENT SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
plandept@rdck.bc.ca**

 Roads
 Cadastre
Zoning
 Agriculture 4 (AG4)
 Commerical (C2)
 Comprehensive Development (CD1)
 Open Space (OS)
 Country Residential (R2I)





Application for a Temporary Use Permit
 To enable use of existing building
 as a private school and place of worship

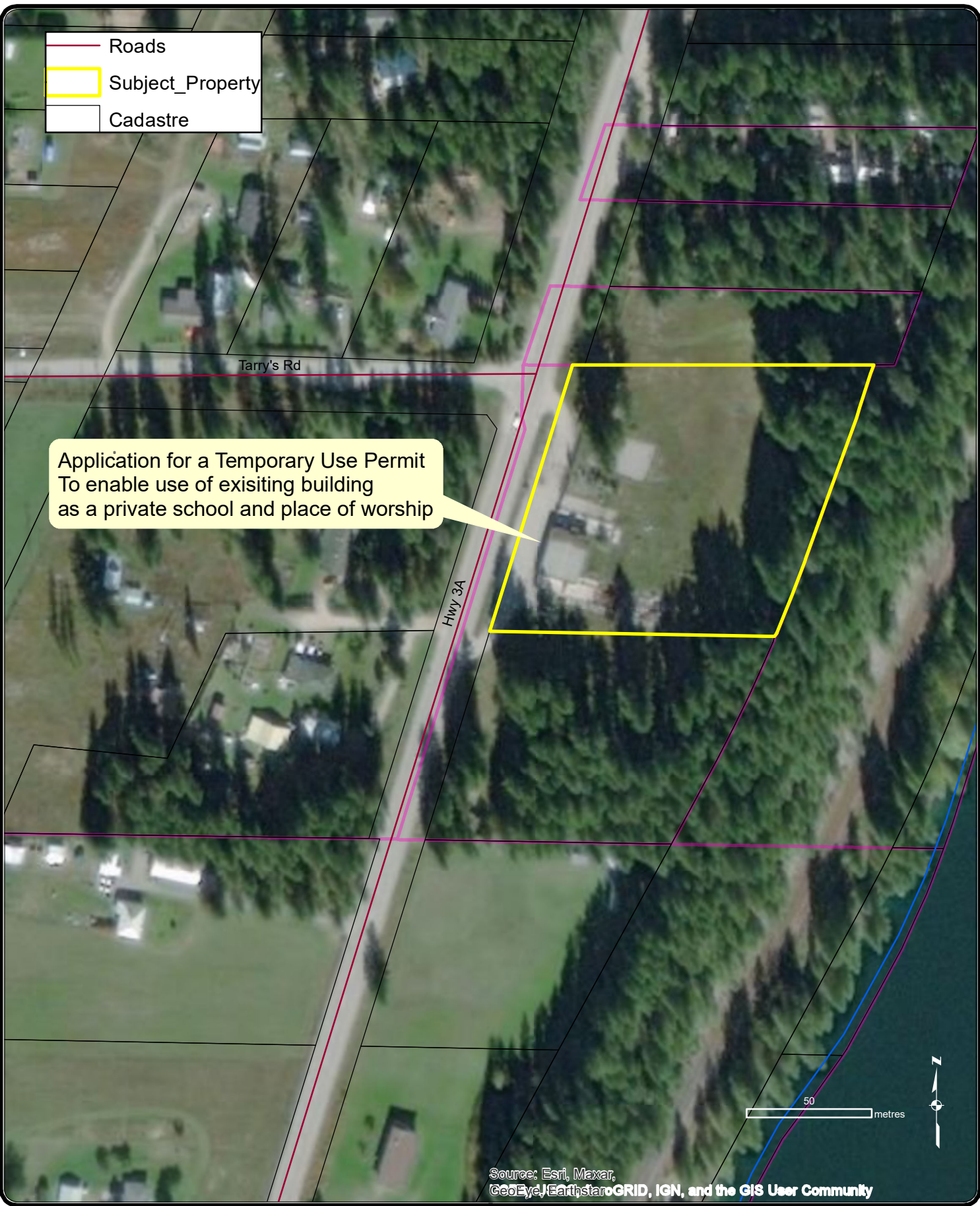
Map Scale

1:2,000

Map Projection: UTM Zone 11 Map Datum: NAD83
 Date Plotted: Friday, March 19, 2021

**Regional District of Central Kootenay
 Temporary Use Permit Application
 T21011**

	Roads
	Subject_Property
	Cadastre



Application for a Temporary Use Permit
 To enable use of existing building
 as a private school and place of worship

Source: Esri, Maxar, GeoEye, Earthstar, IGN, and the GIS User Community

Map Scale

1:2,000

Map Projection: UTM Zone 11 Map Datum: NAD83
 Date Plotted: Friday, March 19, 2021

**Regional District of Central Kootenay
 Temporary Use Permit Application
 T21011**



TSL Developments Ltd.

[REDACTED]
T: [REDACTED]
E: [REDACTED]

March 8, 2021

Regional District of Central Kootenay
Box 590, 202 Lakeside Drive
Nelson BC V1L 5R4

Attention: Planning Department

Re: Temporary Use Application for 2016 Hwy 3A Tarry's BC

To whom it May concern:

TSL Developments Ltd. has recently acquired 2016 Hwy 3A Thrums and plans to clean up this property and put it into productive use.

The property consists of two titles, Lot 4 the more northerly parcel being 3.76 acres with an old triple wide commercial modular and Lot 3 the more southerly parcel being 2.2 acres consisting of mostly trees

Lot 4 only, is the parcel on which a Temporary Use Permit (TUP) application is being submitted

The intent of this TUP application is to utilize the afore mentioned property for Institutional use. The applicant understands that institutional use covers a very broad array of possible uses some of them not conducive to the location and amount of traffic on Highway 3A. A TUP would provide three years for the community and the applicant to evaluate usage and see if it is something that will work.

The usage of the property would consist of the following

- 1- A small private school

This school presently consists of 14 students plus staff and it is estimates that this could moderately fluctuate to between 20 - 30 students.

This usage would consist of classes from 9am-3pm Monday to Friday

2- A small church

The congregation presently consists of approx. 50 congregants (including children) and it is estimated that there could be a moderate fluctuation to between 65-80 congregants.

This usage would primarily be for Sunday morning services with a few other events that may take place periodically on evenings

The applicant would plan the following

- a) Bring the existing building into compliance for institutional use including hooking up to approved services and a facelift.
- b) Repair and complete the chain link fence securing the playing field
- c) Bring the baseball diamond, soccer field, basketball court and children's play area back into useable shape

The applicant requests that the RDCK Board and the surrounding community take into account that this usage fits the historic use of this property and will generate very little change outside of cleaning it up and maintaining it.

Jordan Baer

TSL Developments Ltd.



Aerial Imagery



All property lines are approximate.



Photographs



Subject Property



Rear portion of site(s)



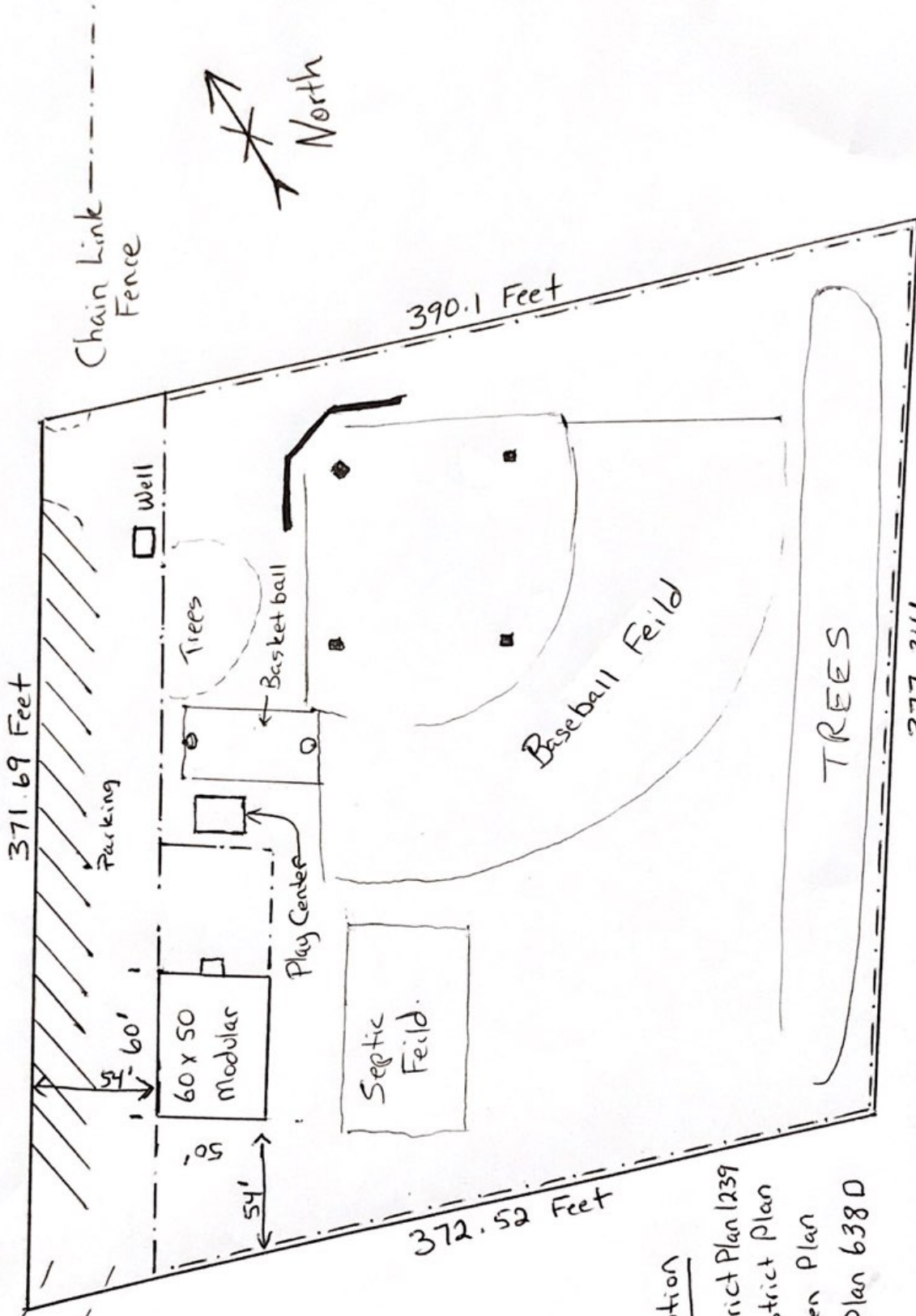
Street scene (facing N)



Subject improvements

Plot Plan 2016 Hiway 3A Lot 4

Scale 1/4" = 15'



Legal Discription

- Lot 4 District Plan 1239
- Kootenay District Plan
- 857 Between Plan
- 857 + RW Plan 638D